



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1 -508-336-2961

MEMORANDUM

To: The Planning Board

From: John P. Hansen Jr., AICP, Town Planner

Date: October 1, 2010

Re: Ricard Street-Extension & Surety Establishment

The applicant for the Ricard Street-Extension subdivision has requested the establishment of surety to guarantee construction of said subdivision. The construction cost estimate, ±\$144K, has been reviewed by Weston & Sampson and found to be an appropriate estimate of the proposed construction.

The method of surety proposed by the developer is a covenant over lots 1 & 2 within the development, expiring in 12 months. Based on the purchase price of smaller lots in town at \$150K, a covenant for 2 lots appears to be more than adequate to cover the construction costs.

A condition of approval required a subsurface site investigation to be performed due to the former use of the property being a nursery. Soil samples with elevated levels of lead were found originally in November, 2008. However re-sampling in September, 2010 found these levels to be under the applicable thresholds. This office would recommend establishing a covenant for lots 1 & 2 within the Ricard Street-Extension subdivision, expiring on October 12, 2011.